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10 *Attorneys for Plaintiff,*

11 *HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust*  
12 *and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-*  
13 *ASAP5, Asset Backed Pass-Through Certificates*

14 **UNITED STATES DISTRICT COURT**  
15 **DISTRICT OF NEVADA**

16 HSBC BANK USA, N.A., AS TRUSTEE ON  
17 BEHALF OF ACE SECURITIES CORP.  
18 HOME EQUITY LOAN TRUST AND FOR  
19 THE REGISTERED HOLDERS OF ACE  
20 SECURITIES CORP. HOME EQUITY LOAN  
21 TRUST, SERIES 2006-ASAP5, ASSET  
22 BACKED PASS-THROUGH CERTIFICATES,

23 Plaintiff,

24 vs.

25 BENJAMIN DONEL; MICHAEL  
26 ESLAMBOLI; SUNDANCE HOMEOWNERS  
27 ASSOCIATION, INC.,

28 Defendants.

Case No.: 2:17-cv-01144-RFB-VCF

**STIPULATION AND ORDER TO  
EXTEND TIME TO FILE HSBC'S  
REPLY IN SUPPORT OF MOTION  
FOR SUMMARY JUDGMENT  
[SECOND REQUEST]**

**AND**

**HSBC'S OPPOSITION TO  
SUNDANCE'S COUNTERMOTION  
FOR SUMMARY JUDGMENT  
[FIRST REQUEST]**

**STIPULATION**

1. On August 7, 2017, Plaintiff HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-ASAP5, Asset Backed Pass-Through Certificates ("HSBC") filed its Motion for Summary Judgment [ECF No. 25].

1           2.       On August 22, 2017, Sundance Homeowners Association, Inc. (“HOA”) filed its  
2 Opposition to Plaintiff’s Motion for Summary Judgment [ECF No. 28] and Countermotion for  
3 Summary Judgment [ECF No. 29].

4           3.       This Court previously granted a stipulated extension for HSBC to file its Reply in  
5 response to HOA’s Opposition on the same day that HSBC’s Opposition to HOA’s  
6 Countermotion is due – September 12, 2017 [ECF No. 31].

7           4.       Due to unforeseen circumstances regarding counsel’s foreign travels,<sup>1</sup> HOA and  
8 HSBC agree that HSBC may have up to and including **September 18, 2017** to file its Reply in  
9 response to HOA’s Opposition and Opposition to HOA’s Countermotion.

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28 <sup>1</sup> See September 12, 2017 Emails attached hereto as Exhibit 1.

5. This is the parties' second request for an extension with regard to HSBC's Reply in response to HOA's Opposition and first request for an extension with regard to HSBC's Opposition to HOA's Countermotion for Summary Judgment. This request is not intended to cause any delay or prejudice to any party to this action. Trial has not been set in this case.

IT IS SO STIPULATED.

WRIGHT, FINLAY & ZAK, LLP

/s/ Yanxiong Li, Esq.

Dana Jonathon Nitz, Esq.

Nevada Bar No. 0050

Yanxiong Li, Esq.

Nevada Bar No. 12807

7785 W. Sahara Avenue, Suite 200

Las Vegas, Nevada 89117

*Attorneys for Plaintiff,*

*HSBC Bank USA, N.A., as Trustee on behalf*

of ACE Securities Corp. Home Equity Loan

*Trust and for the registered holders of ACE*

*Securities Corp. Home Equity Loan Trust,*

*Series 2006-ASAP5, Asset Backed Pass-*

### Through Certificates

LIPSON, NEILSON, COLE, SELTZER &  
GARIN, P.C.

/s/ David T. Ochoa, Esq.

David T. Ochoa, Esq.

Nevada Bar No. 10414

9900 Covington Cross Drive, Suite 120

Las Vegas, NV 89144

*Attorney for Defendant, Sundance*

*Homeowners' Association*

## ORDER

IT IS SO ORDERED.

RICHARD F. BOULWARE, II  
United States District Judge

DATED this September 14, 2017.

## **Exhibit 1**

## **Exhibit 1**

## **Exhibit 1**

## Kelli Wightman

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**From:** David Ochoa <DOchoa@lipsonneilson.com>  
**Sent:** Tuesday, September 12, 2017 12:23 PM  
**To:** Michael YanXiong Li  
**Cc:** Kelli Wightman; Ashley Scott-Johnson  
**Subject:** RE: Prop: 1444 Santa Anita Drive Unit B / Case 17-cv-01144 / 614-2015521

You may e-sign on my behalf.

David

---

**From:** Michael YanXiong Li [mailto:yli@wrightlegal.net]  
**Sent:** Tuesday, September 12, 2017 12:03 PM  
**To:** David Ochoa <DOchoa@lipsonneilson.com>  
**Cc:** Kelli Wightman <kwightman@wrightlegal.net>; Ashley Scott-Johnson <AScott-Johnson@lipsonneilson.com>  
**Subject:** RE: Prop: 1444 Santa Anita Drive Unit B / Case 17-cv-01144 / 614-2015521

Thank you for your understanding and professional courtesy. Please find stip attached. I will include my explanation below as an Exhibit to the Stip.

Please let me know if you have any suggested changes. Otherwise, please approve us to file with your e-sig.

**Yanxiong (Michael) Li, Esq.**

Attorney



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Regional Counsel for California, Nevada,  
Arizona, Washington, Oregon, Utah, and  
New Mexico**



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**From:** David Ochoa [<mailto:DOchoa@lipsonneilson.com>]  
**Sent:** Tuesday, September 12, 2017 11:24 AM  
**To:** Michael YanXiong Li  
**Cc:** Ashley Scott-Johnson  
**Subject:** RE: Prop: 1444 Santa Anita Drive Unit B / Case 17-cv-01144 / 614-2015521

Michael,

That sounds terrible. Yes you may have the extension. If you want until next week so that you have the extra time over the weekend just in case, I would be fine with that also. I'll keep an eye out for your stip.

David

---

**From:** Michael YanXiong Li [<mailto:yli@wrightlegal.net>]  
**Sent:** Tuesday, September 12, 2017 10:54 AM  
**To:** David Ochoa <[DOchoa@lipsonneilson.com](mailto:DOchoa@lipsonneilson.com)>  
**Subject:** RE: Prop: 1444 Santa Anita Drive Unit B / Case 17-cv-01144 / 614-2015521  
**Importance:** High

David,

**I am writing to request an additional 3 days- up to/including 9/15- to file our Reply and Opp.** My original return from Germany (9/2) was delayed due to my passport being stolen on 9/1. Since the U.S. Embassy did not open for me to obtain a temporary passport until 9/5, I caught a flight and returned to the states around midnight of 9/6. I have been busy catching up with work and just need a little more time to finalize the response and obtain the necessary authority to file same.

Thank you for your understanding. Please let me know if this is acceptable and I will circulate a renewed stip.

**Yanxiong (Michael) Li, Esq.**

Attorney



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**From:** David Ochoa [<mailto:DOchoa@lipsonneilson.com>]  
**Sent:** Thursday, August 24, 2017 2:16 PM  
**To:** Michael YanXiong Li  
**Cc:** Kelli Wightman  
**Subject:** RE: Prop: 1444 Santa Anita Drive Unit B / Case 17-cv-01144 / 614-2015521

Michael,  
You may e-sign on my behalf.

David

---

**From:** Michael YanXiong Li [<mailto:yli@wrightlegal.net>]  
**Sent:** Thursday, August 24, 2017 2:13 PM  
**To:** David Ochoa <[DOchoa@lipsonneilson.com](mailto:DOchoa@lipsonneilson.com)>  
**Cc:** Kelli Wightman <[kwightman@wrightlegal.net](mailto:kwightman@wrightlegal.net)>  
**Subject:** RE: Prop: 1444 Santa Anita Drive Unit B / Case 17-cv-01144 / 614-2015521

Thank you for your professional courtesy. Attached is the proposed stip. Please confirm our authority to file with your e-sig.

**Yanxiong (Michael) Li, Esq.**

Attorney



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---

**From:** David Ochoa [<mailto:DOchoa@lipsonneilson.com>]  
**Sent:** Thursday, August 24, 2017 9:17 AM  
**To:** Michael YanXiong Li  
**Cc:** Kelli Wightman  
**Subject:** RE: Prop: 1444 Santa Anita Drive Unit B / Case 17-cv-01144 / 614-2015521

Hi Michael,  
Yes, I will agree to the extension.

David



**David Ochoa, Esq.**  
**Lipson, Neilson, Cole, Seltzer & Garin, P.C.**  
**9900 Covington Cross Drive, Suite 120**  
**Las Vegas, Nevada 89144**  
**702-382-1500**  
**702-382-1512 (fax)**  
**E-Mail:** [dochoa@lipsonneilson.com](mailto:dochoa@lipsonneilson.com)  
**Website:** [www.lipsonneilson.com](http://www.lipsonneilson.com)

**OFFICES IN NEVADA, MICHIGAN & ARIZONA**

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**From:** Michael YanXiong Li [<mailto:yli@wrightlegal.net>]  
**Sent:** Wednesday, August 23, 2017 6:58 PM  
**To:** David Ochoa <[DOchoa@lipsonneilson.com](mailto:DOchoa@lipsonneilson.com)>  
**Cc:** Kelli Wightman <[kwightman@wrightlegal.net](mailto:kwightman@wrightlegal.net)>  
**Subject:** Prop: 1444 Santa Anita Drive Unit B / Case 17-cv-01144 / 614-2015521

Greetings David,

Thank you foremost for entertaining this request for extension to file our Reply iso MSJ from its current deadline of 9/5/17 to 9/12/17, when our Resp to your client's Countermot for MSJ is due. Aside from my previously arranged PTO during which I will have limited access to internet connection, I think a combined Reply / Resp is more appropriate given



the shared issues, and will be more judicially economical. Please confirm and I will circulate a SAO to extend for your approval to file.

Thank you again.

Please note that I will be out of the office from 12 p.m. on August 25 until September 3, 2017. If you require emergency assistance, please contact my assistant Kelli Wightman at [kwightman@wrightlegal.net](mailto:kwightman@wrightlegal.net).

**Yanxiong (Michael) Li, Esq.**

Attorney



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